



## THE HILLS AT CHARLESWORTH SHOWHOME

324 40 Street SW, Edmonton  
587-521-5869

hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034804  
Lot 22, Block 16, Plan 192-3068

## DETAILS

- Additional value of upgrades \$23,062.80
- Gorgeous 3-bdrm, 2.5 bath single family home boasts upgraded splatter texture ceilings, an open concept design with a large island, luxury vinyl plank flooring throughout the main floor, and lush stain resistant carpet on the second floor.
- The kitchen is dressed with beautiful 41" navy blue cabinets, and gorgeous 2cm quartz countertops with undermount sinks.
- The beautiful kitchen also features upgraded subway tile backsplash, gas-line for range, and an oversized walk-through pantry for extra storage!
- Enjoy the luxury of having a full dedicated laundry room - upgraded from the standard laundry closet!
- Hate those ugly media cords? We do too, so this home is equipped with a TV backing and recessed HDMI box above the stunning "fire and ice" fireplace!
- Don't worry about appliances -- we've got you covered with a full Samsung appliance package that comes complete with an upgraded chimney hood fan in the kitchen!
- Follow the beautiful spindle railing upstairs and escape to the spa like master ensuite which boasts dual undermount sinks, beautiful quartz countertops, and a tiled stand-up shower.
- This home would not be complete without your insulated and drywalled double attached garage, perfect for keeping your vehicles out of the cold Alberta winter!
- This home sits on a MASSIVE 7200 sq ft pie lot, giving you the space you need for whatever it is your heart desires!
- For the environmentally conscious and financially savvy, energy-efficient features include triple pane, low E, Argon-filled, 'Energy Star' rated windows that provide lots of natural light and additional protection from heat loss.
- Heat recovery ventilator (HRV) keeps air fresher and heating bills lower
- 96% efficiency furnace and huge 80 gallon hot water tank come standard



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